



# KOPACHUCK RIDGE DIVISION 1 ESTATES

## PORTIONS OF SECTIONS 16 & 21, T. 21 N., R. 1 E., W.M. PIERCE COUNTY, WASHINGTON

### LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, AND A PORTION OF GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER OF SECTION 21 ALL BEING IN TOWNSHIP 21 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH  $01^{\circ}53'24''$  EAST ALONG THE EAST LINE THEREOF  $342.43$  FEET TO THE SOUTHERLY MARGIN OF COUNTY ROAD (ARTONDALE DRIVE NORTHWEST); THENCE WESTERLY ALONG SAID MARGIN ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF  $602.96$  FEET, AN ARC DISTANCE OF  $56.66$  FEET, A CENTRAL ANGLE OF  $52^{\circ}3'01''$  AND A CHORD BEARING NORTH  $87^{\circ}31'36''$  WEST A DISTANCE OF  $56.64$  FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID MARGIN SOUTH  $32^{\circ}34'54''$  WEST A DISTANCE OF  $232.99$  FEET; THENCE SOUTH  $67^{\circ}32'24''$  WEST A DISTANCE OF  $345.59$  FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING  $490.40$  FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AND AS DESCRIBED IN PARAGRAPH NUMBER 3 OF THE DEED RECORDED UNDER A.F. #2182077 OF THE PIERCE COUNTY AUDITOR'S OFFICE;

THENCE CONTINUING SOUTH  $67^{\circ}32'24''$  WEST A DISTANCE OF  $603.21$  FEET TO A LINE WHICH LIES PARALLEL WITH AND  $150.00$  FEET DISTANT NORTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES, TO THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN SAID PARAGRAPH NUMBER 3 AND THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN PARAGRAPH 2 OF SAID DEED RECORDED IN A.F. #2182077, SAID NORTHEASTERLY AND SOUTHWESTERLY LINES BEING FURTHER DESCRIBED IN DOCUMENTS RECORDED UNDER A.F. NUMBERS 8312300485, 8312300486, AND 8312300487, RECORDS OF SAID COUNTY AUDITOR; THENCE ALONG SAID PARALLEL LINE NORTH  $28^{\circ}38'06''$  WEST  $682.80$  FEET;

THENCE NORTH  $10^{\circ}51'53''$  EAST A DISTANCE OF  $182.68$  FEET; THENCE NORTH  $28^{\circ}32'44''$  WEST A DISTANCE OF  $702.00$  FEET; THENCE NORTH  $61^{\circ}11'32''$  EAST A DISTANCE OF  $220.00$  FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF  $50.00$  FEET, AN ARC DISTANCE OF  $179.31$  FEET, A CENTRAL ANGLE OF  $205^{\circ}28'12''$  AND A CHORD BEARING NORTH  $73^{\circ}55'51''$  EAST A DISTANCE OF  $97.54$  FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF  $25.00$  FEET, AN ARC DISTANCE OF  $20.21$  FEET, A CENTRAL ANGLE OF  $46^{\circ}18'27''$  AND A CHORD BEARING SOUTH  $26^{\circ}29'01''$  EAST A DISTANCE OF  $19.66$  FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF  $837.86$  FEET, AN ARC DISTANCE OF  $52.73$  FEET, A CENTRAL ANGLE OF  $3^{\circ}36'21''$  AND A CHORD BEARING SOUTH  $47^{\circ}50'00''$  EAST A DISTANCE OF  $52.72$  FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG SAID COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF  $1,062.17$  FEET, AN ARC DISTANCE OF  $161.70$  FEET, A CENTRAL ANGLE OF  $8^{\circ}43'20''$  AND A CHORD BEARING SOUTH  $41^{\circ}40'09''$  EAST A DISTANCE OF  $161.54$  FEET TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH  $52^{\circ}41'31''$  EAST;

THENCE ALONG THE PROLONGATION OF SAID RADIAL LINE NORTH  $52^{\circ}41'31''$  EAST  $28.26$  FEET TO SAID SOUTHERLY MARGIN OF SAID ARTONDALE DRIVE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID MARGIN ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF  $985.00$  FEET, AN ARC DISTANCE OF  $629.91$  FEET, A CENTRAL ANGLE OF  $36^{\circ}38'26''$  AND A CHORD BEARING SOUTH  $43^{\circ}05'23''$  EAST A DISTANCE OF  $619.23$  FEET; THENCE SOUTH  $61^{\circ}24'36''$  EAST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF  $568.81$  FEET; THENCE ALONG SAID MARGIN ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF  $602.96$  FEET, AN ARC DISTANCE OF  $246.51$  FEET, A CENTRAL ANGLE OF  $73^{\circ}25'29''$  AND A CHORD BEARING SOUTH  $73^{\circ}07'21''$  EAST A DISTANCE OF  $244.80$  FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 23.05 ACRES, MORE OR LESS.

### DEDICATION

(UN)DER THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY DO HEREBY DEDICATE TO THE PUBLIC THE HEREIN DESCRIBED EASES, RIGHTS AND PRIVILEGES AND ARE NOT DEBARRED FROM THE RIGHT TO REVOKE SAID DEDICATION. THE DEDICATION IS MADE FOR THE USE AND BENEFIT OF THE PUBLIC AND ALL OTHERS WHO MAY BE INTERESTED THEREIN AND IS NOT TO BE SUBJECT TO ANY OTHER EASES, RIGHTS OR PRIVILEGES. THE DEDICATION IS MADE IN FULL AND COMPLETE CONSIDERATION OF THE PUBLIC INTEREST AND IS NOT TO BE SUBJECT TO ANY OTHER EASES, RIGHTS OR PRIVILEGES. THE DEDICATION IS MADE IN FULL AND COMPLETE CONSIDERATION OF THE PUBLIC INTEREST AND IS NOT TO BE SUBJECT TO ANY OTHER EASES, RIGHTS OR PRIVILEGES. THE DEDICATION IS MADE IN FULL AND COMPLETE CONSIDERATION OF THE PUBLIC INTEREST AND IS NOT TO BE SUBJECT TO ANY OTHER EASES, RIGHTS OR PRIVILEGES.

CITIZENS SERVICES CORPORATION

*Paul S. Anderson*  
Paul S. Anderson, President

*Paul S. Anderson*  
Paul S. Anderson, President

THELMA L. BUSCH, EXECUTRIX

*Thelma L. Busch*  
Thelma L. Busch, Executive

THELMA L. BUSCH, INDIVIDUAL

*Thelma L. Busch*  
Thelma L. Busch, Executive

For reference only, not for re-sale.

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

ON THIS 21 DAY OF February, 1985, BEFORE ME PERSONALLY APPEARED Paul S. Anderson AND Thelma L. Busch, KNOWN BY ME TO BE THE President AND Executive, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 1111 1st Ave. S.W., Seattle, WA 98101

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF PIERCE ) SS

ON THIS 21 DAY OF February, 1985, BEFORE ME PERSONALLY APPEARED J.T. Schwentzer AND D.G. Duvy, KNOWN BY ME TO BE THE Service Pres. AND Vice Pres., RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*J.T. Schwentzer*  
Notary Public in and for the State of Washington, residing at Tacom

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF PIERCE ) SS

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF February, 1985, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED Paul S. Anderson AND Thelma L. Busch TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Paul S. Anderson*  
Notary Public in and for the State of Washington, residing at Tacom

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE WITHIN PLAT OF KOPACHUCK RIDGE ESTATES DIVISION 1, IS BASED UPON AN ACTUAL SURVEY DONE BY ME OR UNDER MY SUPERVISION; THAT BEARINGS AND DISTANCES ARE SHOWN CORRECTLY AND THE MONUMENTS WERE FOUND AND SET AS INDICATED ON THE MAP; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITION OF APPROVAL THEREOF.

*Paul S. Anderson*  
PAUL S. ANDERSON, P.L.S. #15639



**STEPAN & ASSOC., INC.**  
930 5 336TH ST SUITE 1A  
FEDERAL WAY, WA 98003  
WA 263 WEX 1287 PH \* 927-7850

# KOPACHUCK RIDGE ESTATES DIVISION 1

PORTIONS OF SECTIONS 16 & 21, T. 21 N., R. 1 E., W. 1 M.  
PIERCE COUNTY, WASHINGTON

### APPROVALS

#### ROAD DEPARTMENT

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF May, 1985. WITH THE FOLLOWING CONDITIONS: PIERCE COUNTY HAS NO OBLIGATION FOR THE MAINTENANCE OR REPAIR OF ANY PRIVATE PIECE SHOWN ON THIS PLAT. PROVISIONS ARE MADE UNDER THE TERMS OF THE RESTRICTIVE COVENANTS TO WHICH THIS PROPERTY IS SUBJECT FOR THE MAINTENANCE OF SUCH ROADS BEFORE CONSIDERATION OF ANY PROPOSAL TO DEDICATE SUCH ROADS TO PIERCE COUNTY HERE-AFTER, SUCH ROADS MUST THEN MEET THE STANDARDS OF PIERCE COUNTY.

*John P. ...*  
DIRECTOR OF PUBLIC WORKS

#### HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRY AT THE TACOMA-PIERCE COUNTY HEALTH DEPARTMENT ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR SPECIFIC LOTS.

*Dr. Dan ...*  
DIRECTOR OF ENVIRONMENTAL HEALTH  
DATE 21 May 1985

#### PLANNING DEPARTMENT

WE CERTIFY THAT THE WITHIN PLAT OF "KOPACHUCK RIDGE ESTATES DIVISION 1" IS DULY APPROVED BY THE PIERCE COUNTY PLANNING DEPARTMENT AND THE PLATTING FEE IS PAID.  
DATED THIS 14<sup>th</sup> DAY OF June, 1985.

*[Signature]*  
DIRECTOR OF PLANNING DEPARTMENT

#### PROSECUTING ATTORNEY

APPROVED AS TO FORM THIS 22<sup>nd</sup> DAY OF May, 1985.

*[Signature]*  
DEPUTY PROSECUTING ATTORNEY

#### HEARINGS EXAMINER

EXAMINED AND APPROVED BY THE HEARINGS EXAMINER OF PIERCE COUNTY, WASHINGTON, THIS 1<sup>st</sup> DAY OF May, 1985.  
PIERCE COUNTY HEARINGS EXAMINER

#### AUDITOR

FILED FOR RECORD AT THE REQUEST OF *C. ...* THIS 13<sup>th</sup> DAY OF May, 1985, AT 10 MINUTES PAST 4 P.M. AND RECORDED IN VOLUME ... OF PLATS, ATTACHES ... RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

*R.A. ...*  
PIERCE COUNTY AUDITOR  
BY D. Walters  
FEE NUMBER 8506130179 FEE \$ 40.00

#### PROTECTIVE COVENANTS

SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITOR'S FEE NO. 8506130179 AT 13<sup>th</sup> DAY OF May, 1985, IN VOLUME ... AT PAGE 575, RECORDS OF THE PIERCE COUNTY AUDITOR.

#### ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

DATED THIS 21<sup>st</sup> DAY OF May, 1985.  
*William K. ...*  
ASSESSOR/TREASURER, PIERCE COUNTY, WASHINGTON  
*B. Heimbigman*



#### NOTE

1. FOR COVENANTS, CONDITIONS AND RESTRICTIONS SEE DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 8506130179, RECORDS OF PIERCE COUNTY, WASHINGTON.  
PIERCE COUNTY HEARINGS EXAMINER - AFF # 8604140367  
AMENDMENT TO DECL. OF COVENANTS - AFF # 8604140368

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**STEPAN & ASSOC., INC.**  
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8506130179